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**FOR
SALE**



DETACHED INDUSTRIAL WAREHOUSE WITH YARD AREA

224.9 m² (2,421 ft²)

**Unit 3 Brockholes Way
Off Garstang Road
Claughton-on-Brock
Nr. Garstang
Preston
PR3 0PZ**

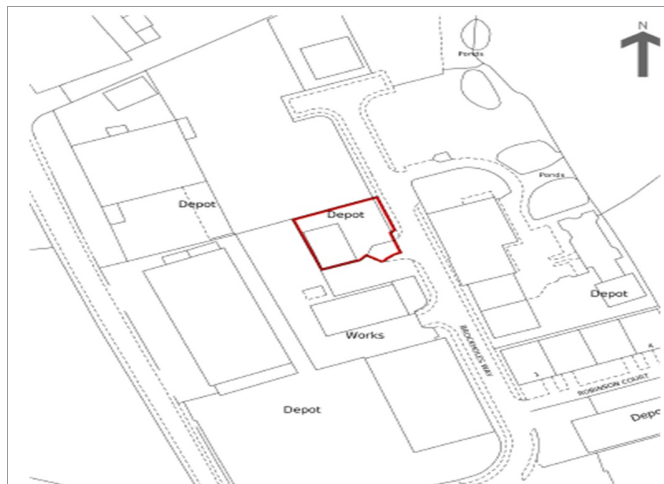
- Rare freehold opportunity
- Secure hard surfaced yard
- Excellent eaves height
- Established industrial estate with good transport links

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Location

The property is situated on Cloughton Industrial/Business Park, a small industrial estate located immediately adjacent to the junction of Garstang Road (B6430) with the main A6, approximately 2 miles to the south of Garstang town centre.

The estate is conveniently located for road transport links, with direct access to the A6, which provides an onward link to Lancaster and Junction 33 of the M6 motorway to the north and Preston and Junction 32 of the M6/M55 motorways to the south.

Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction, with cavity brick and concrete blockwork walls, surmounted by profiled metal cladding, beneath a dual-pitched insulated roof covered with profiled steel cladding incorporating translucent roof panels. The floor is of solid concrete finish.

The unit benefits from three-phase electricity and an oil-fired space heater. The eaves height is approximately 6.52 m, rising to approximately 7.21 m at the apex. Access is provided via an electrically operated commercial roller shutter door measuring approximately 4.12 m wide x 5.75 m high, together with a separate pedestrian access door.

The unit incorporates timber-framed, double-glazed windows fitted with security bars. Lighting is provided by sodium pod lighting.

The building also benefits from a disabled WC and kitchenette.

Externally, the property benefits from a good-sized concrete-surfaced yard, enclosed by a perimeter palisade fence and accessed via a palisade gate from Brockholes Way. The yard also benefits from external floodlighting.

Accommodation

We have estimated the gross internal area extends to approximately 224.93 m² (2,421 ft²).

We estimate the site area to be circa 0.077 hectares (0.19 acres).

Services

We understand mains electricity (3-phase), water and drainage are connected to the premises.

Rating Assessment

The premises have a Rateable Value of £10,000 rising to £12,000 from 1 April 2026.

Interested parties are however recommended to make their own enquiries with the local rating department at Wyre Council (www.wyre.gov.uk).

Planning

We understand the premises benefit from a use generally within Use Class E and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at Wyre Council (www.wyre.gov.uk).

Tenure

Understood to be freehold.

Asking Price

Offers in the region of £300,000.

Photographs & Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

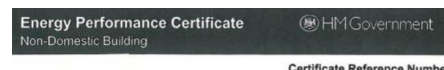
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

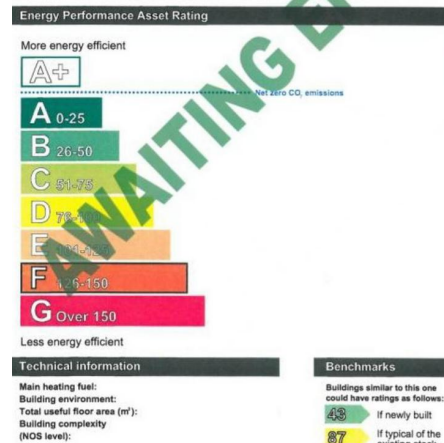
VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate.

Energy Performance Certificate



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/ebcd.



Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

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